



Jerry Luna, Chairperson
Raul Casa, Vice Chair
Marisa Llamas, Commissioner
Freddy Espinoza, Commissioner
Armando Hinojosa, Commissioner

Farmersville Planning Commissioner Regular Meeting

Wednesday, February 16, 2022 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 559-827-4929**

1. **Call to Order:**
2. **Roll Call:**
3. **Pledge of Allegiance:**
4. **Public Comment:**

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. **Approval of Minutes**

A. **Minutes of Regular Planning Commission Meeting on January 19, 2022**

Recommend approval of minutes.

Documents: Draft Action Minutes of January 19, 2022

6. **Public Hearings:**

A. Conditional Use Permit 2022-01 (Hassan). A request for approval to add tobacco products to an existing clothing store located at 160 S. Farmersville Boulevard, Suite C. **Resolution 2022-02.**

B.General Plan Amendment/Zone Change 2021-01 (Lakhani). A request to approve a General Plan Amendment and zone change for a parcel located on the west side of Farmersville Boulevard north of Visalia Road. **Resolution 2022-03.**

C. Parcel Map 2022-01 (Self Help Enterprises). A request for approval of a parcel map to divide an existing parcel containing 5.9-acres on the south side of Walnut Avenue into two lots. **Resolution 2022-04.**

7. General Business

A. Workshop on Downtown Specific Plan and Zoning Ordinance Update.

8. Commissioner Comments:

9. City Planner Comments

10. Adjournment:

Next Planning Commission Meeting: March 16, 2022

Next Council Meetings: February 28, March 14, 28

Next Resolution No.: 2022-05

NOTICE TO PUBLIC

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Public Notification- Agenda posted 72 hours prior to meeting date

Strong Roots.....Growing Possibilities



Jerry Luna, Chairperson
Raul Casas, Vice Chair
Marisa Llamas, Commissioner
Freddy Espinoza, Commissioner
Armando Hinojosa, Commissioner

Farmersville Planning Commissioner Regular Meeting

Wednesday, September 15, 2021 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 559-827-4929**

1. **Call to Order: 6:00 pm**
2. **Roll Call**

Attendee Name	Title	Status	Arrived
Jerry Luna	Chairperson	Present	6:00pm
Raul Casa	Vice Chair	Present	6:00pm
Marisa Llamas	Commissioner	Absent	
Freddy Espinoza	Commissioner	Absent	
Armando Hinojosa	Commissioner	Present	6:00pm

3. **Pledge of Allegiance: *Chairperson Luna***
4. **Public Comment: *none given***

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. **Approval of Minutes**

A. **Minutes of Regular Planning Commission Meeting on November 17, 2021**

Recommend approval of minutes.

Documents: Draft Action Minutes of November 17, 2021.

Motion to Approve as presented

Results: Approve
Mover: Commissioner Hinojosa
Second: Vice Chair Casa
Ayes: Luna, Casas, Hinojosa
Noes: 0
Abstain: 0
Absent: Espinoza, Llamas

6. Public Hearing:

A. Conditional Use Permit 2021-02 (Sanchez.) A request for approval for Establish a tattoo/piercing shop at 628 N. Farmersville Blvd. Resolution 2022-01

Recommend that the Planning Commission approve Resolution 2022-01.

Chairperson Luna opened Public Hearing at 6:06pm. Public Hearing was closed at 6:15pm.

Jesus Sanchez, 400 N. Kern Ave, Farmersville, owner of Barts Ink Studio answered questions and comments by the Planning Commissioners.

Motion to Approve as presented.

Results: Approve
Mover: Commissioner Hinojosa
Second: Vice Chair Casa
Ayes: Luna, Casa, Hinojosa
Noes: 0
Abstain: Espinoza, Llamas

7. General Business

A. Workshop on Zoning Ordinance Update. Information on the draft R-1 (Single Family Residential) chapter and standards will be presented.

City of Farmersville City Planner Karl Schoettler gave a review of the updated Single Family Residential zoning ordinance.

8. Commissioner Comments:

Chairperson Luna inquired about all the trash at Farmersville Blvd. and Magnolia. He would also like to know if the Tire Shop is going to open for business at that location.

9. City Planner Comments:

None given at this time.

10. Adjournment:

Chairperson Luna adjourned meeting at 6:32pm

Next Planning Commission Meeting: February 16, 2022

Next Council Meeting: January 24, 2021, February 14, 28

Next Resolution 2022-002

NOTICE TO PUBLIC

Respectfully Submitted,

Rochelle Giovani
City Clerk

Strong Roots.....Growing Possibilities

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: February 16, 2022
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Conditional Use Permit 2022-01 (Hassan)

Summary/Recommendation

The applicant is requesting a Conditional Use Permit to add tobacco products sales to an existing clothing store, located at 160 S. Farmersville Boulevard. Stores that sell tobacco and tobacco-related merchandise as a primary item are required to apply for a Conditional Use Permit. It is recommended that the Planning Commission conduct a public hearing and vote to approve the request, subject to conditions of approval by adopting Resolution 2022-02.

Analysis

The applicant is seeking approval to add sales of tobacco products to an existing clothing store located in the “Toy Plaza” shopping center located on the east side of Farmersville Boulevard, south of Visalia Road. Map 1 shows the site location while Map 2 is an aerial photo.

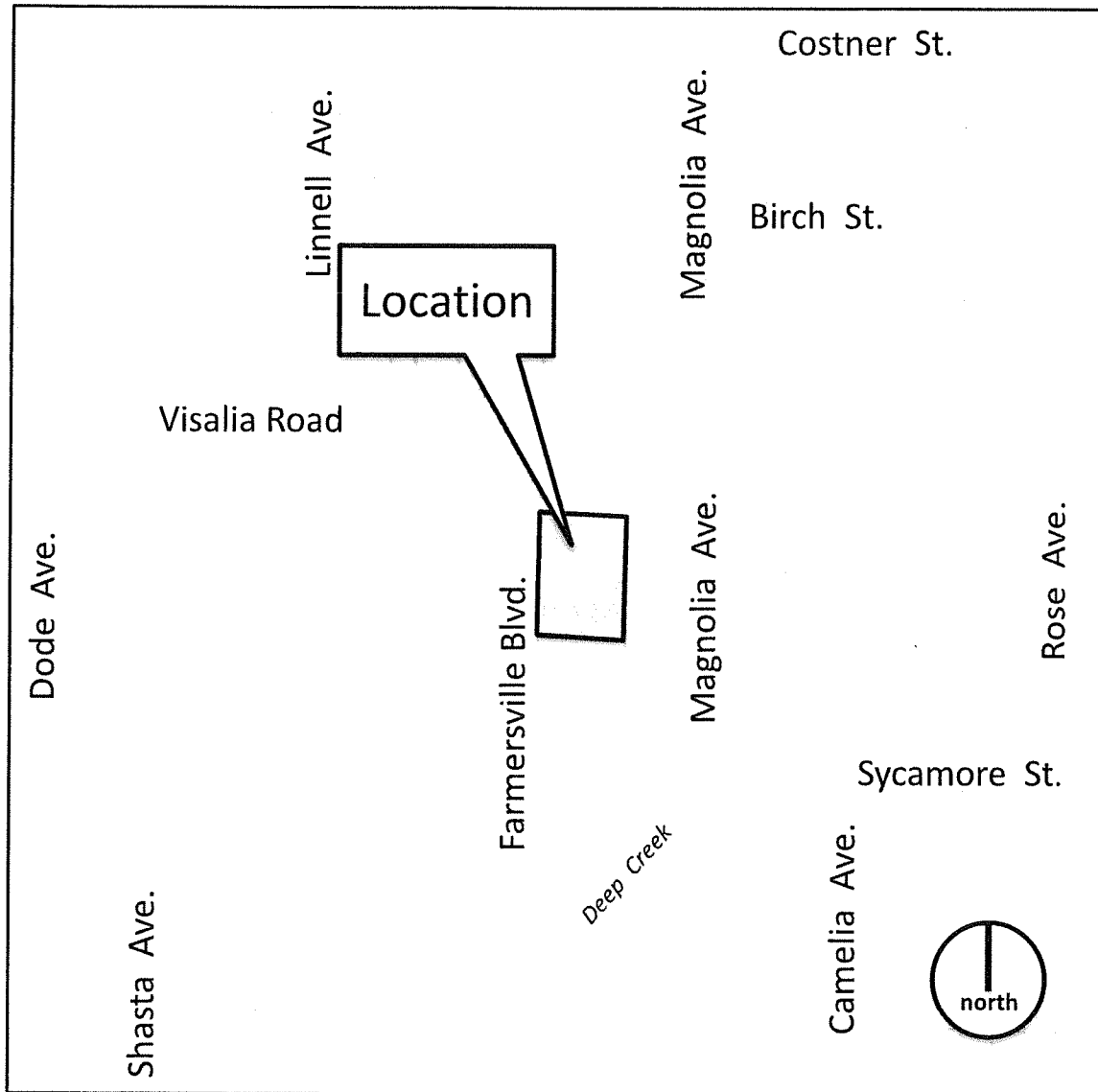
The site is zoned CG (General Commercial) and tobacco/smoke shops are permitted in this zone, subject to a Conditional Use Permit. Products planned to be sold include cigarettes, cigars, tobacco and vaping products. According to the applicant’s submittal the existing store is currently open six days a week, generally from 10 am to 6 pm. The store has only been open less than two months and they may increase the hours as business increases. One person typically staffs the store. The store contains approximately 1,300 square feet.

The City’s main concern with tobacco sales is that they do not negatively affect the surrounding area or the community at large, or promote the use of illegal substances.

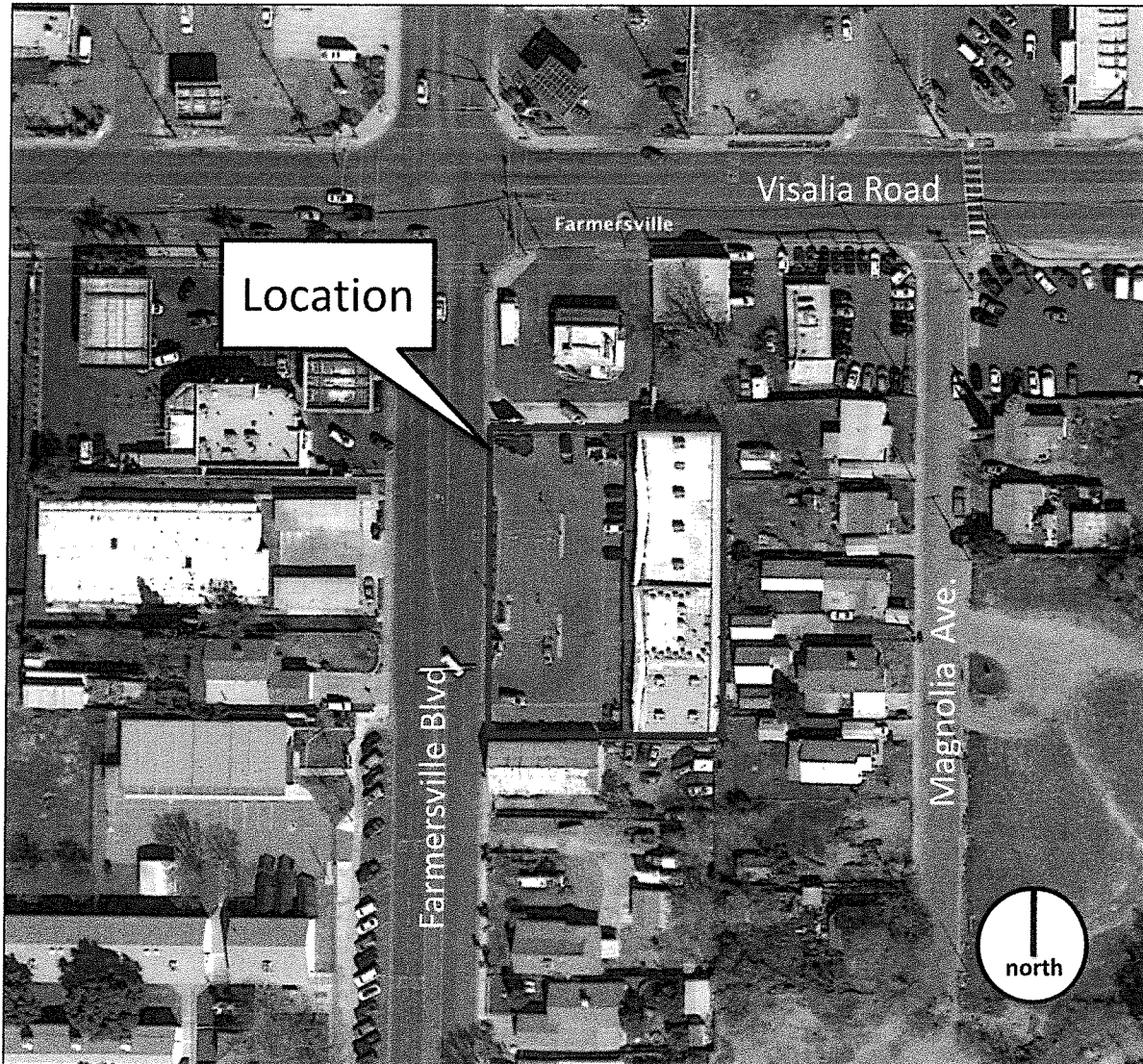
From a location perspective this site is considered better than other proposals the City has had for sites along Farmersville Boulevard, especially in the downtown area.

The City cannot prohibit the sales of legal materials (all manner of tobacco, and smoking devices like water pipes, vaporizers, electronic cigarettes, cigarette rolling papers and the like). The City can require these items be kept behind the counter to reduce the chance of shoplifting and attraction to minors – and a condition is included in the resolution pertaining to this. In fact, for other tobacco shops, the Planning Commission has required that minors (those under 18) not be allowed into the store unless accompanied by an adult.

Map 1: Location



Map 2: Aerial Photo



Farmersville Planning Commission 2/16/2022
Conditional Use Permit 2022-01 (Hassan)

The Farmersville Police Department has reviewed the application. Their main concern (as with other previous smoke shops) is that the store not carry illegal merchandise and also that they not have a negative impact on children who visit other stores in the area. To address these concerns, it is recommended the following conditions be required:

1. Minors (persons younger than 18 years) shall not be permitted into the store unless accompanied by an adult.
2. Tobacco products (and materials designed to be used with tobacco products) shall be kept behind the counter or otherwise in a location where they must be retrieved by an employee for view by customers.
3. The applicant shall submit a floor plan of the proposed store that shows proposed layout and product display areas and fixtures, prior to stocking tobacco products.
4. There shall be no display of products outside the store. Window signs or displays affixed to the window shall cover/occupy no more than 25% of the window surface.
5. The store shall include signs stipulating that smoking devices are to be used for tobacco products only.
6. The applicant shall prohibit loitering around the exterior of the store.
7. The store shall be subject to periodic inspection by the Farmersville Police Department. If the store is found to be in violation of any conditions of approval, or of local, state or federal laws concerning controlled substances, this shall be grounds for termination of the Conditional Use Permit.

With the store being subject to the conditions above (including periodic inspections by the Police Department) staff recommends approval of the Conditional Use Permit.

BACKGROUND INFORMATION

Applicant: Zakary Hassan
3102 W. Sweet Ave.
Visalia, CA 93291

Property
Owner: Gray Property Management
PO Boxes 301
Exeter, CA 93221

Location: The subject site is an existing shopping center located on the east side of Farmersville Boulevard, south of Visalia Road. The Assessor Parcel Number is 130-131-021.

Farmersville Planning Commission 2/16/2022
Conditional Use Permit 2022-01 (Hassan)

Request: The applicant is requesting approval for a Conditional Use Permit to add tobacco products to an existing clothing store that opened in November 2021. Products planned to be sold include cigarettes, cigars, tobacco and vaping products.

Site: The site is within an existing retail building in an existing shopping center along Farmersville Boulevard that includes several other stores and uses. The space contains approximately 1,300 square feet.

Surrounding land uses are as follows:

North: Fast food restaurant
South: Auto garage
East: Single family homes
West: Single family, multi-family residential and gas station/convenience store

Zone: The site is currently zoned CG (General Commercial). This zone is intended for a variety of commercial service and retail uses.

Surrounding zone classifications are as follows:

North: CG (General Commercial)
South: CG (General Commercial)
West: CG (General Commercial), RM-2.5 (Multi-Family Residential) P/QP (Public/Quasi-Public)
East: RM-2.5 (Multi-family residential)

General Plan: The site is designated “General Commercial” by the Land Use Element of the 2025 Farmersville General Plan. The CG zone is consistent with this designation.

Access: Access to the site is provided by Farmersville Boulevard. This street is classified as an “Arterial” roadway and in the vicinity of the site features two travel lanes in each direction, along with curbs, gutters and sidewalks. The site has a parking lot with driveways onto Farmersville Boulevard.

Infrastructure: The site is currently served with City water, sewer and storm drainage lines.

Services: Police and fire protection are provided by the City of Farmersville.

Environmental: The project is considered to be exempt from review for environmental impacts under the California Environmental Quality Act (CEQA) – Section 15301 (a) (Re-use of existing buildings with minimal changes).

RESOLUTION 2022-02

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING CONDITIONAL USE PERMIT 2022-01 (HASAN) FOR
THE ADDITION OF TOBACCO PRODUCTS TO AN EXISTING RETAIL STORE.**

WHEREAS, a Conditional Use Permit was requested to add tobacco products to an existing retail store selling clothing in an existing commercial building located at 160 S. Farmersville Boulevard, Suite C. The Assessor Parcel Number is 130-131-021, and

WHEREAS, the proposed store generally operates from 10 am to 6pm, six days per week, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, it has been determined that the project is categorically exempt from review under the California Environmental Quality Act, and

WHEREAS, the Planning Commission held a public hearing on this Conditional Use Permit and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan, Land Use Element and the Farmersville Zoning Ordinance.
2. The project will not have a significant impact on the environment and is categorically exempt under Section 15301(a) of the Guidelines of the California Environmental Quality Act.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

Farmersville Planning Commission
Resolution 2022-02
Conditional Use Permit 2022-01 (Hassan)

NOW, THEREFORE BE IT RESOLVED THAT Conditional Use Permit 2022-01 is approved subject to the following conditions:

1. Minors (persons younger than 18 years) shall not be permitted into the store unless accompanied by an adult.
2. Tobacco products (and materials designed to be used with tobacco products) shall be kept behind the counter or otherwise in a location where they must be retrieved by an employee for view by customers.
3. The applicant shall submit a floor plan of the proposed store that shows proposed layout and product display areas and fixtures, prior to stocking tobacco products.
4. There shall be no display of products outside the store. Window signs or displays affixed to the window shall cover/occupy no more than 25% of the window surface.
5. The store shall include signs stipulating that smoking devices are to be used for tobacco products only.
6. The applicant shall prohibit loitering around the exterior of the store.
7. The store shall be subject to periodic inspection by the Farmersville Police Department. If the store is found to be in violation of any conditions of approval, or of local, state or federal laws concerning controlled substances, this shall be grounds for termination of the Conditional Use Permit.
8. Prior to design, fabrication and installation of any exterior wall sign, the applicant shall apply for a sign permit. Any such signage must comply with standards for size and placement contained within the Farmersville Sign Ordinance (Farmersville Municipal Code Chapter 17.84) and the City's Sign Design Guidelines. The business shall install a permanent sign within 60 days of starting business. A banner (or similar temporary signage) may be used temporarily but is not allowed as the permanent sign for the business.
9. Significant change of operations or expansion of the use shall require a modification of the Conditional Use Permit and a public hearing before the Planning Commission.
10. The proposed use shall be established within one year of the Planning Commission's approval, or the permit shall become null and void. A one-year extension of the approval may be requested in writing.

Farmersville Planning Commission
Resolution 2022-02
Conditional Use Permit 2022-01 (Hassan)

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 16th of February, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: February 16, 2022
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: General Plan Amendment/Zone Change 2021-01 (Lakhani)

Summary/Recommendation

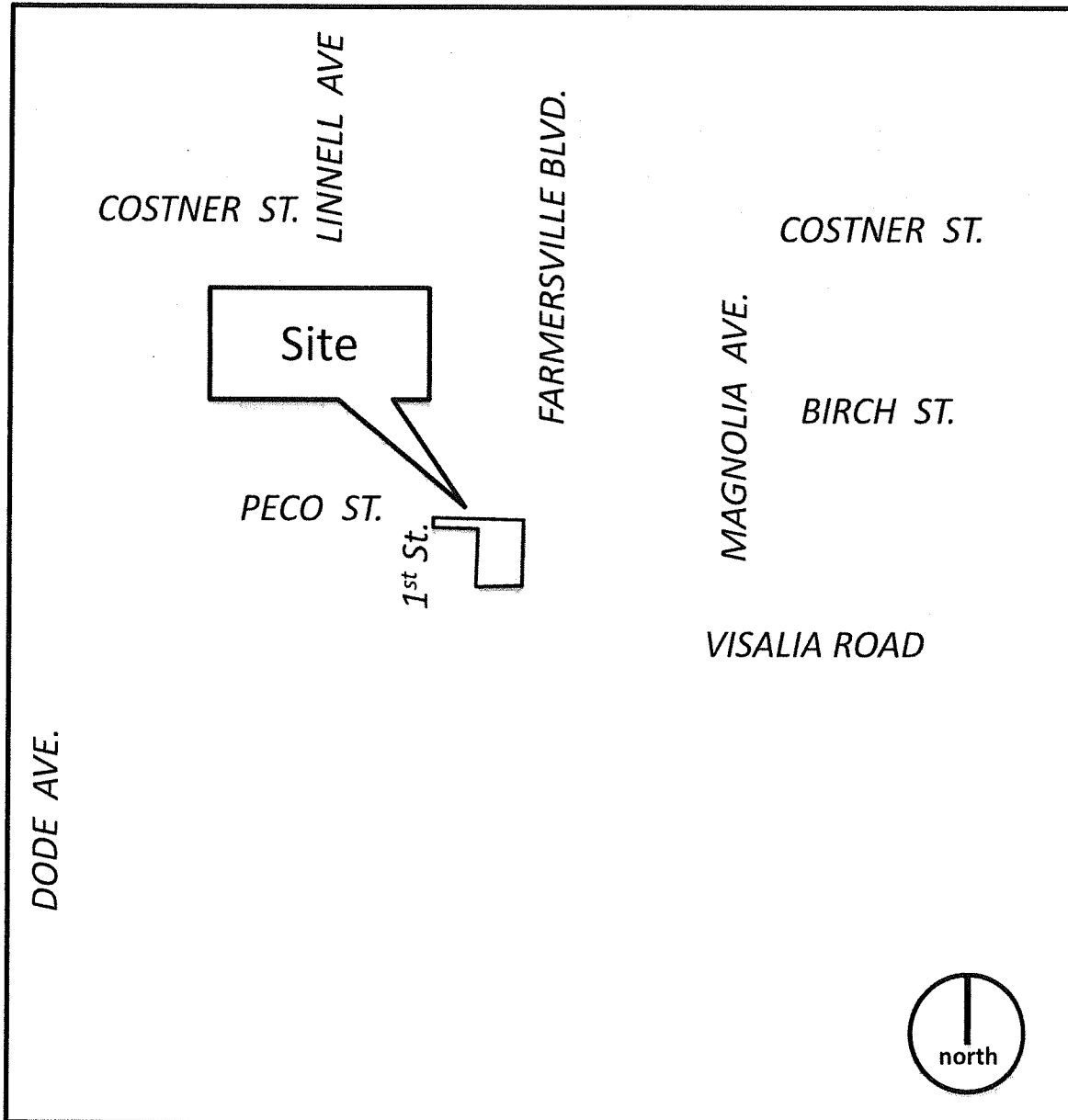
The applicant is requesting approval of a zone change and a General Plan land use amendment for a parcel located on the west side of Farmersville Boulevard, north of Visalia Road (see Maps 1 and 2). The zone change would amend the site zoning from CC (Central Commercial) to the CG (General Commercial) zone. The General Plan Amendment would change the land use designation for the site from “Central Commercial” to “General Commercial”. The purpose of the request is to allow expansion of parking and access for the existing convenience store located adjacent, immediately at the corner. It is recommended that the Planning Commission conduct a public hearing and vote to approve the request, subject to conditions of approval by adopting Resolution 2022-03.

Analysis

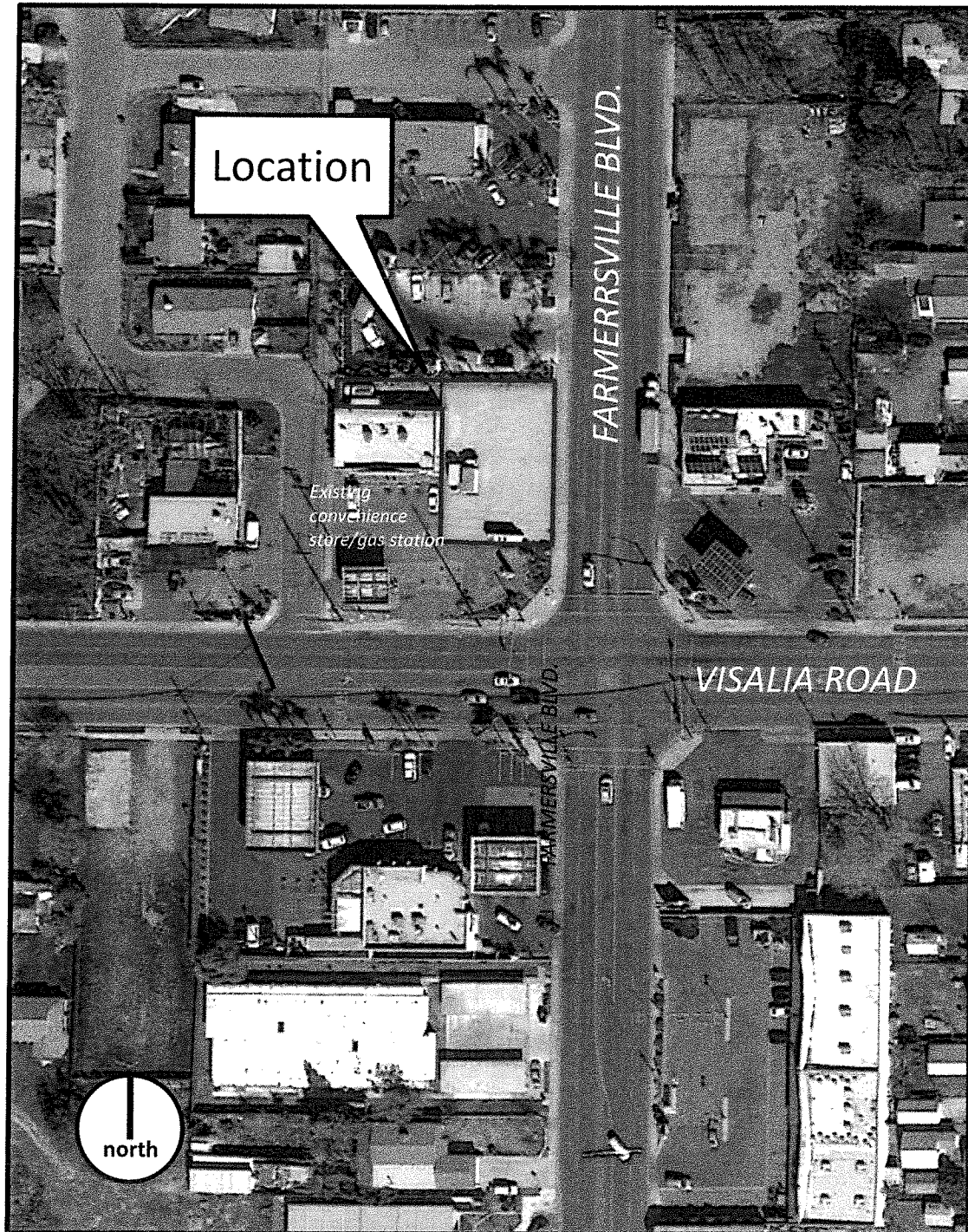
The applicant (who also owns the adjacent convenience store/gas station) is requesting approval to rezone and redesignate the 8,370-square foot vacant parcel immediately adjacent to the north. The ultimate purpose is to allow for construction of a vehicle connection to Farmersville Boulevard, so that motorists traveling south along the Boulevard can turn directly into the convenience store parking lot.

Currently the parcel is zoned CC (Central Commercial). The purpose of the CC zone is to create a downtown environment, through the careful arrangement of buildings and parking lots – to help create a pedestrian-oriented downtown shopping and dining environment. The CC zone requires new buildings to be set on the front of the site with parking to the rear. This requirement would not allow for development of the subject parcel with only a parking lot.

Map 1: Location



Map 2: Aerial Photo



Farmersville Planning Commission 2/16/2022
General Plan Amendment/Zone Change 2021-01 (Lakhani)

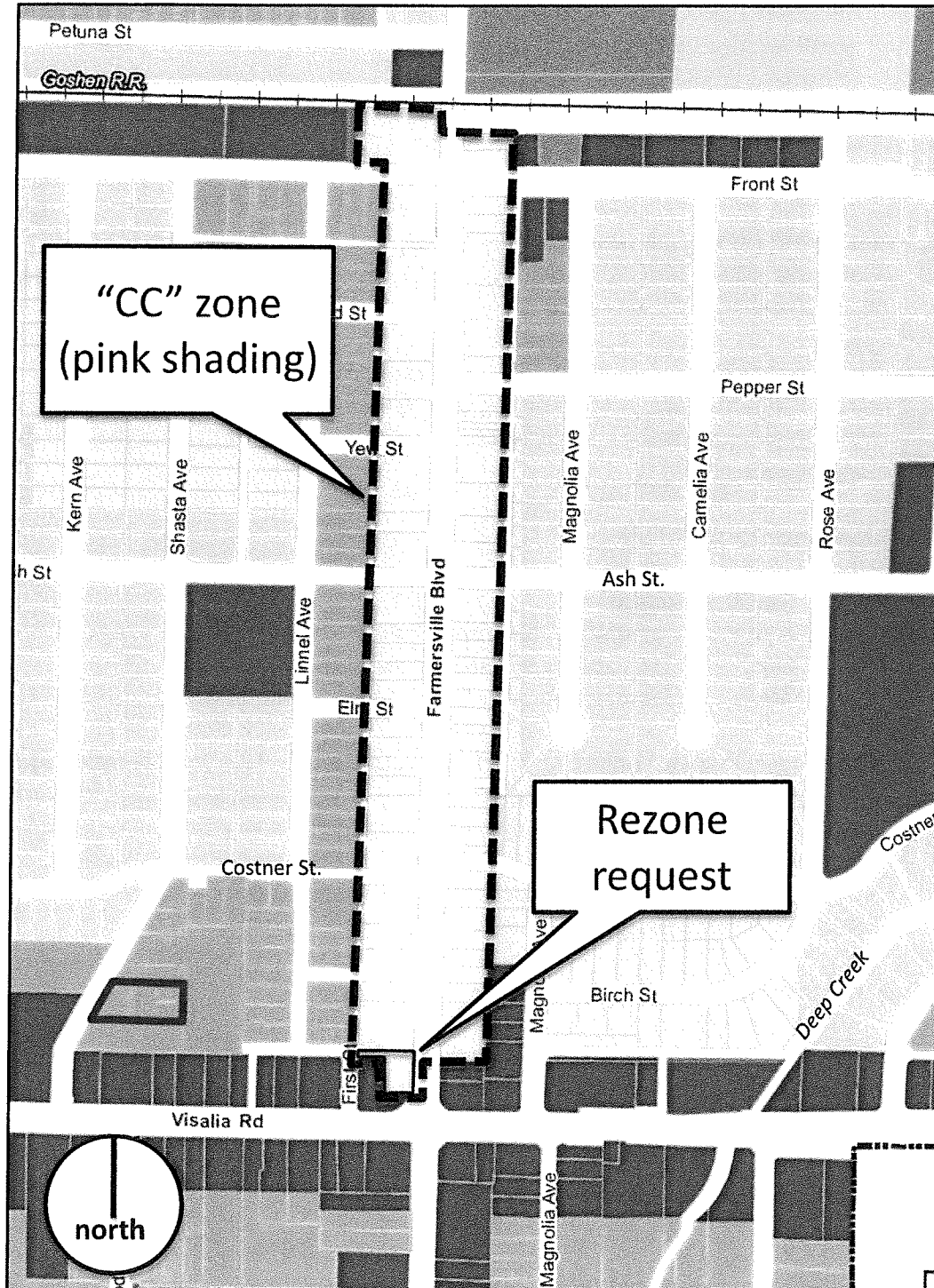
A case can be made for allowing the zone change (and General Plan Amendment) – which would allow for expansion of the convenience store's parking and vehicular access to Farmersville Boulevard. Since the CC zone was applied to this site nearly 20 years ago, the City has received several requests for development that would not comply with the CC zone's standards. On the other hand, there has been little interest (expressed to the City) in development consistent with CC zone requirements (that is, having a new building on the front of the lot and parking to the rear).

The application of CG zoning to this site would reduce the area downtown that is devoted to the CC zone, but only minimally. The CC zone will still apply north along both sides of Farmersville Boulevard a distance of approximately 2,470 feet (about ½ mile/6-1/2 blocks) all the way to the railroad (see Map 3). This will still give the ability for the City to have a viable, cohesive downtown district along the Boulevard. In addition, the subject site is located at the very south end of the downtown and rezoning will be less disruptive than if it were located in the center of the downtown.

If the zone change is approved the applicant will be required to submit an application to install the new parking/access area improvements. Any such improvements will be required to include paving and landscaping and provide for proper storm water drainage.

If the zone change/general plan amendment is approved by the Planning Commission it will be scheduled for final review and action by the City Council.

Map 3: Existing Central Commercial Zone Area



Farmersville Planning Commission 2/16/2022
General Plan Amendment/Zone Change 2021-01 (Lakhani)

BACKGROUND INFORMATION

Applicant/ Suleman Lakhani
Property 4730 W. Harold Ave.
Owner: Visalia, CA 93291

Location: The subject site is located on the west side of Farmersville Boulevard, immediately north of Visalia Road. The Assessor Parcel Number is 128-073-017.

Request: The applicant is requesting approval for a zone change from “CC” (Central Commercial) to the “CG” zone (General Commercial). The CC zone is more restrictive than is the CG zone.

Site: The parcel is currently vacant and contains approximately 8,370 square feet. The parcel is oddly-shaped: it fronts primarily onto Farmersville Boulevard but a 15-foot wide finger extends back to Peco Street on the west side of the site (behind the convenience store).

Surrounding land uses are as follows:

North: Market
South: Gas station/convenience store
East: Gas station/convenience store and vacant land
West: Gas station/convenience store and public street

Zone: The site is currently zoned CC (Central Commercial). This zone is intended for the development of primarily commercial uses that contribute to a pedestrian-oriented downtown environment, including stores, restaurants and offices, among other uses. The proposed zoning (the CG (General Commercial) zone is more broad and allows a wider variety of commercial uses, such as gas stations, auto repair, auto sales and drive-thru lanes, among other uses.

Surrounding zone classifications are as follows:

North: CC (Central Commercial)
South: CG (General Commercial)
West: CG (General Commercial)
East: CG (General Commercial) and CC (Central Commercial)

General Plan: The site is designated “Central Commercial” by the Land Use Element of the 2025 Farmersville General Plan. The applicant is requesting a General Plan amendment to redesignate the site “General Commercial”.

Farmersville Planning Commission 2/16/2022
General Plan Amendment/Zone Change 2021-01 (Lakhani)

- Access:** Primary access to the site is provided by Farmersville Boulevard; the east side of the site abuts this roadway. This street is classified as an “Arterial” roadway and in the vicinity of the site features two travel lanes in each direction, along with curbs, gutters and sidewalks. The western “finger” portion of the site abuts Peco Street – classified as a “Local” roadway. This street features one travel lane in each direction
- Infrastructure:** The site is not known to be connected to city utilities, but water, sewer and storm drainage lines are available and run past the site under Farmersville Boulevard.
- Services:** Police and fire protection are provided by the City of Farmersville.
- Environmental:** The project is considered to be exempt from review for environmental impacts under the California Environmental Quality Act (CEQA) – Section 15061 (b) (3) “General Exemption”: The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RESOLUTION 2022-03

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING GENERAL PLAN AMENDMENT/ZONE
CHANGE 2021-01 (LAKHANI)**

WHEREAS, a request was submitted by Suleman Lakhani, 4730 W. Harold Ave., Visalia, CA 93291, for a General Plan amendment and zone change to amend land use and zoning designations on a single parcel located on the west side of Farmersville Boulevard immediately north of Visalia Road. The Assessor Parcel Number is 128-073-017, and

WHEREAS, the subject site is currently zoned "CC" (Central Commercial) and the applicant has submitted a request to amend the zoning designation to "CG" (General Commercial). Further, the land use designation of the parcel is proposed to be amended from "Central Commercial" to "General Commercial", and

WHEREAS, the purpose of the request is to enable development of the parcel with vehicle access from Farmersville Boulevard to the existing gas station/convenience store immediately south of the site, and

WHEREAS, property owners within 300 feet of the subject parcel were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this action:

1. The proposed action is consistent with the goals, objectives and policies of the 2025 Farmersville General Plan.

Farmersville Planning Commission
Resolution 2022-03
General Plan Amendment/Zone Change 2021-01 (Lakhani)

2. The City has determined the project will not have a significant impact on the environment and is exempt from review, consistent with Section 15061 (b) (3) of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed action will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT General Plan Amendment/Zone Change 2021-01 as shown on Maps 1 and 2 (attached), are hereby recommended for approval of the City Council by the Farmersville Planning Commission.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 16th of February, 2022, by the following roll call vote:

AYES:

NOES:

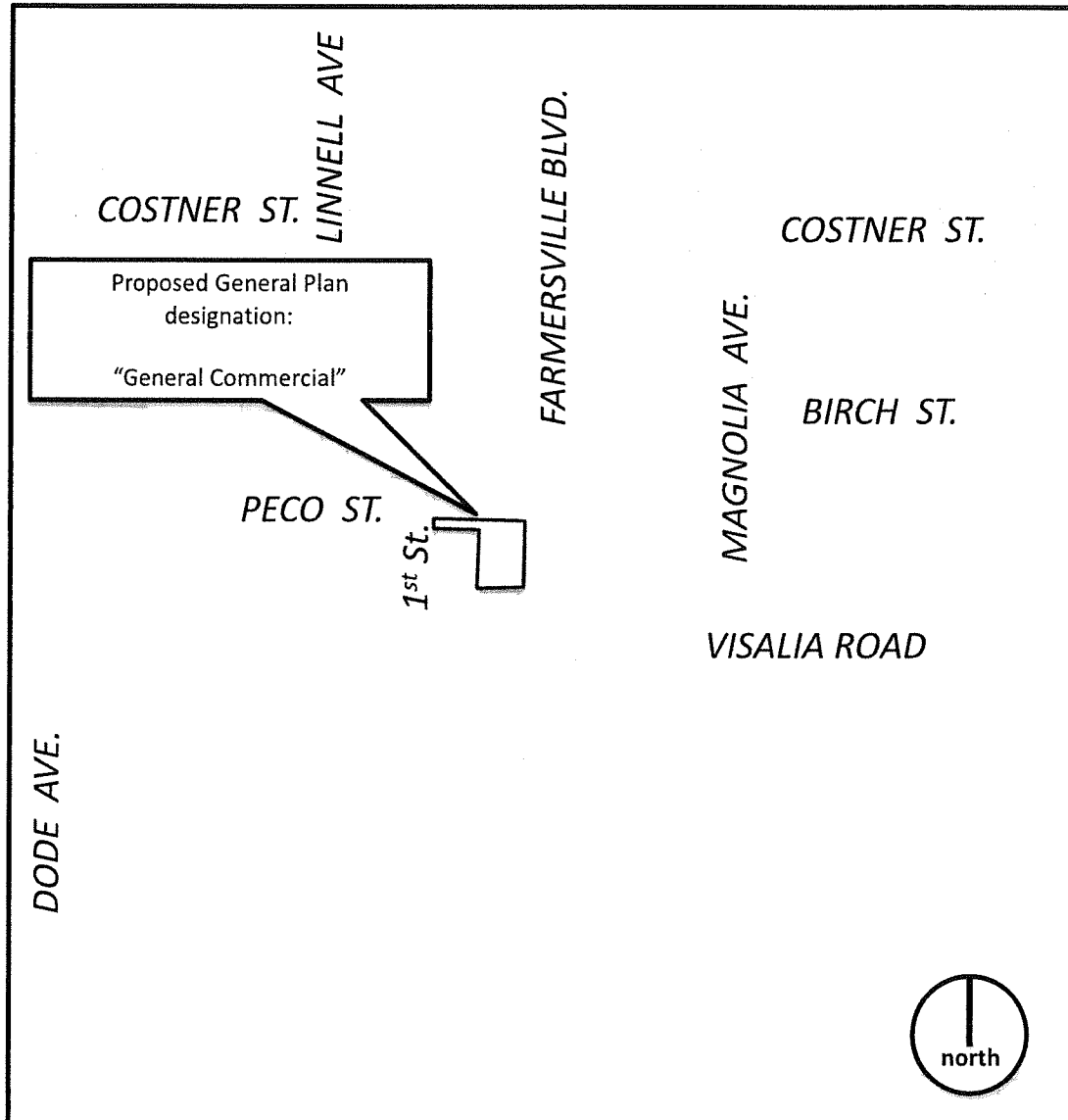
ABSENT:

ABSTAIN:

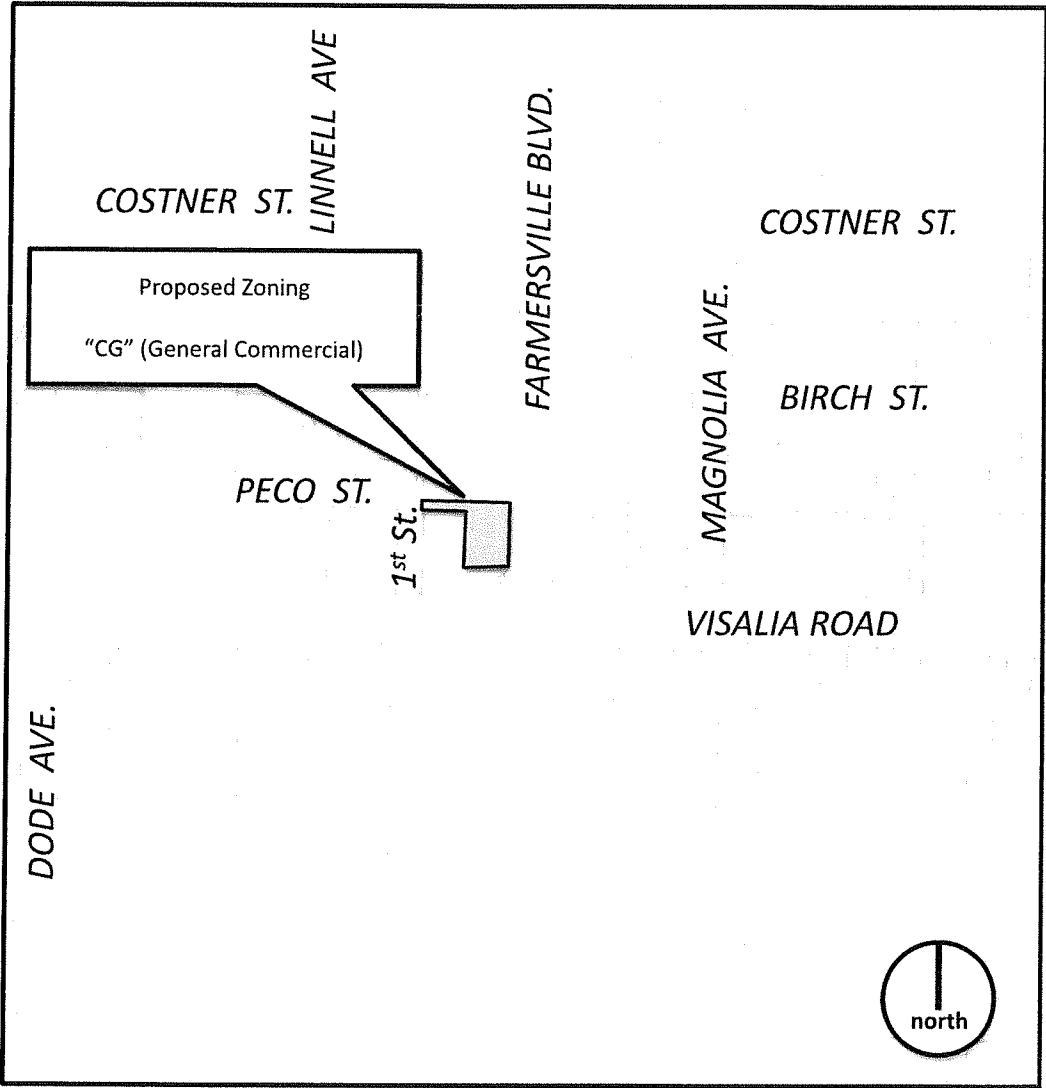
Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

Map 1: Proposed General Plan Land Use Designation



Map 2: Proposed Zoning



STAFF REPORT
FARMERSVILLE PLANNING COMMISSION

Date: February 16, 2022
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Parcel Map 2022-01 (Self Help Enterprises)

Summary and Recommendation

The applicant is seeking approval for a parcel map to divide a single lot on the south side of Walnut Avenue into two parcels. The site has been approved for a 108 unit multi-family residential complex by Self Help Enterprises and the parcels will correspond with phases of that development. It is recommended that the Planning Commission approve the proposed request by adopting Resolution 2022-04.

Discussion

The applicant is proposing to divide an existing 5.9-acre parcel (located on the south side of Walnut Avenue east of Farmersville Boulevard) into two parcels. Map 1 shows the site location and Map 2 is an aerial photo. The proposed parcel map is shown in Exhibit 1.

The Planning Commission approved this site for the construction of a 108 multi-family residential complex by Self Help Enterprises in 2019 (see Site Plan in Exhibit 2). The project is being developed in two phases (54 units in each phase) and funding requirements necessitate dividing the site into two lots to correspond with each phase. It is important that once fully developed, the site will function as a single complex, with an office and on-site resident manager.

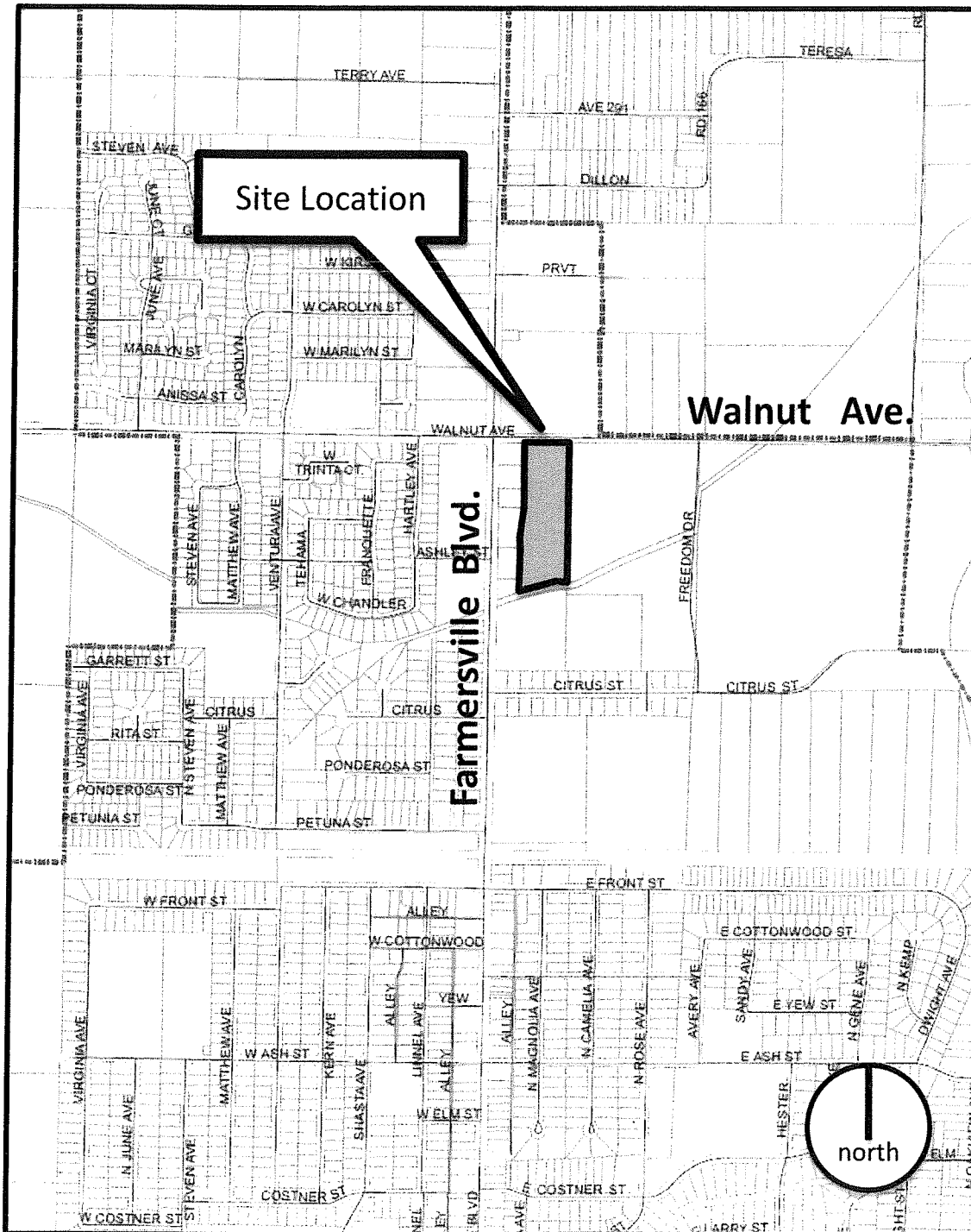
Notice of the Planning Commission's public hearing was published in the newspaper and mailed to all property owners within 300 feet of the site. As of the date this report was prepared, the City had received no inquiries on the project.

Conclusion

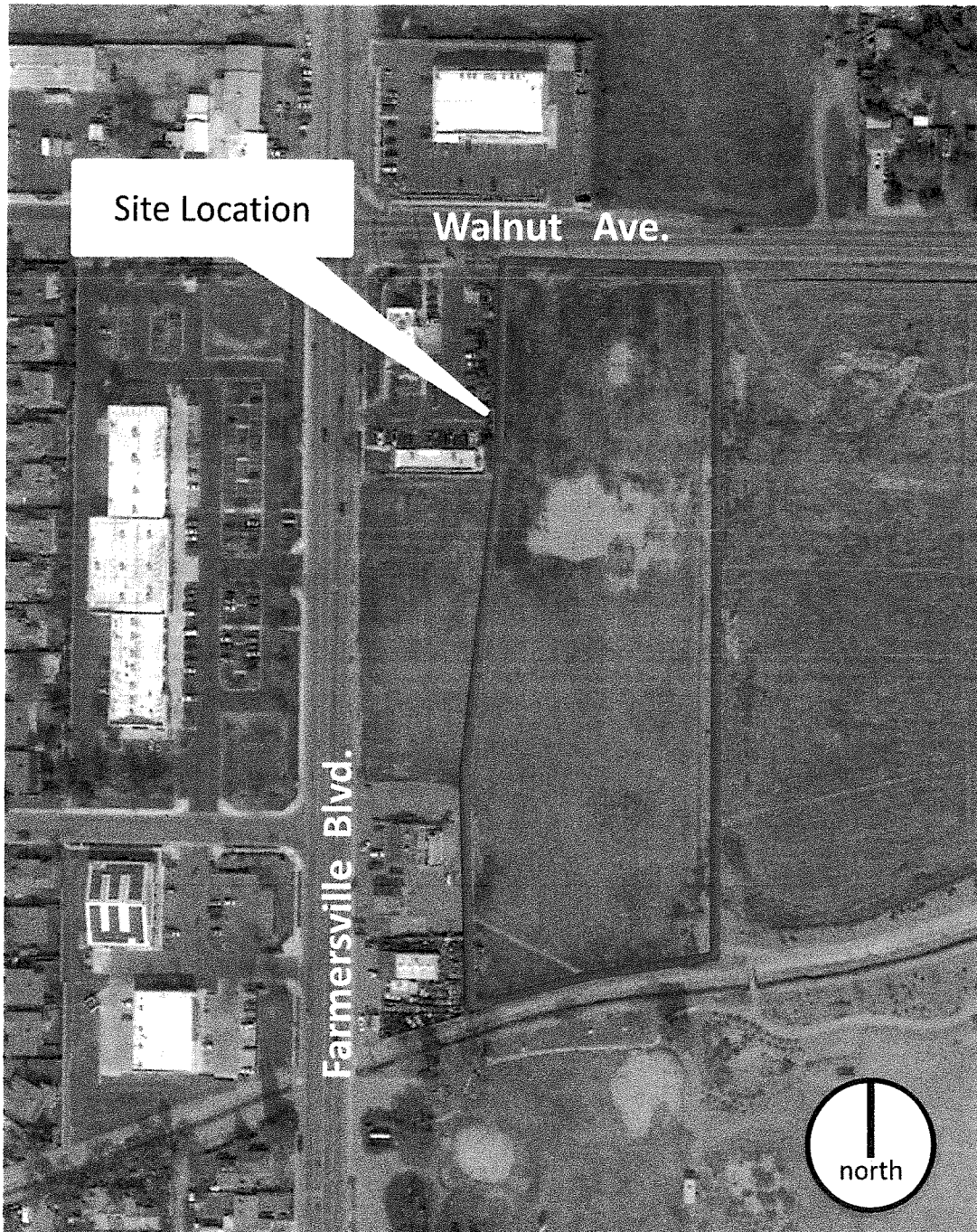
The proposed parcel map has been reviewed by all City Departments who have contributed conditions of approval in the attached resolution. The parcel map also meets City zoning standards concerning size and orientation of the proposed parcels. Based on the findings in the resolution and conditions of approval, it is recommended the Planning Commission approve the application.

Report to Farmersville Planning Commission (2/16/2022)
Parcel Map 2022-01 (Self Help Enterprises)

Map 1: Location Map



Map 2: Aerial Photo



Report to Farmersville Planning Commission (2/16/2022)
Parcel Map 2022-01 (Self Help Enterprises)

Exhibit 2: Approved Site Plan



BACKGROUND INFORMATION

Applicant/Owner:

Self Help Enterprises
8445 W Elowin Ct,
Visalia, CA 93291

Agent:

4Creeks Engineering
324 S Santa Fe, Suite A
Visalia, CA 93292

Location:

The site is located on the south side of Walnut Avenue, east of Farmersville Boulevard. The Assessor's Parcel Number is 129-010-083.

Request:

The applicant is requesting approval for a Parcel Map to divide an existing parcel containing approximately 5.9 acres into two parcels, as follows:

Parcel 1: 3.17 acres

Parcel 2: 2.7 acres

Site

The existing parcel contains approximately 5.9 acres and is currently vacant but has been approved for the development of a 108-acre affordable multi-family housing complex. The complex was approved by the Farmersville Planning Commission on December 5, 2019.

Surrounding land uses are as follows:

North:	CVS Pharmacy and vacant land
South:	Veteran's Memorial Park
East:	Farmersville Sports Park
West:	Commercial uses, including fast food, office, shopping center and convenience store/gas station

Report to Farmersville Planning Commission (2/16/2022)
Parcel Map 2022-01 (Self Help Enterprises)

Zone: The site is zoned “RM-2.5” (Medium-High Density Multi-Family Residential) zone. Key standards associated with this zone are:

Parcel area:	9,000 square feet, minimum
Lot Width:	60 feet minimum, for interior lots; 70 feet minimum, for corner lots
Lot Depth:	No standard but depth must achieve minimum lot area requirement
Density:	One unit per 1,700 square feet of lot area, maximum
Front Yard:	15 feet, minimum
Side Yards:	
Interior side:	5 feet, minimum
Corner side:	10 feet
Two-story:	10 feet, minimum
Rear yard:	10 feet, minimum
Coverage:	70%, maximum
Height:	30 feet/three stories, maximum
Parking:	1.5 spaces per dwelling for apartments

Surrounding zone classifications are as follows:

North: CG (General Commercial)
South: P/QP (Public/Quasi-Public)
West: CG (General Commercial) and I (Industrial)
East: P/QP (Public/Quasi-Public)

General Plan: The site is designated “Medium High Density Residential” by the Land Use Element of the 2025 Farmersville General Plan. The RM-2.5 zone is consistent with this designation.

Access: Access to the site is provided by Walnut Avenue, which is classified as a “Collector” roadway by the Circulation Element of the Farmersville General Plan. In the vicinity of the site, Walnut features one traffic lane and one parking lane in each direction. Ultimate plans for the street call for two travel lanes and a parking lane in each direction along with a landscaped median divider and bike lane.

Infrastructure: The site is currently not connected to City utilities. When the site is developed it will connect to existing City water, sewer and storm drain lines that run past the site under Farmersville Boulevard and Walnut Avenue.

Services: Police and fire protection are provided by the City of Farmersville. Both departments have reviewed the project.

Report to Farmersville Planning Commission (2/16/2022)
Parcel Map 2022-01 (Self Help Enterprises)

Environmental: The proposed project is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines. An environmental analysis was previously prepared for the Los Arroyos multi-family residential project and a Mitigated Negative Declaration adopted for the project.

RESOLUTION 2022-04

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING PARCEL MAP 2022-01
(SELF HELP ENTERPRISES)**

WHEREAS, a request for a Parcel Map was filed by Self Help Enterprises, 8445 W. Elowin Ct., Visalia, CA 932913 to divide a 5.9-acre lot ocated on the south side of Walnut Avenue, east of Farmersville Boulevard into two parcels. The Assessor Parcel Number is 129-010-083), and

WHEREAS, the proposed parcels include:

Parcel 1: 3.17 acres

Parcel 2: 2.7 acres

The proposed parcels meet zoning standards for area and dimensions, and

WHEREAS, the site is zoned RM-2.5 (Multi-Family Residential) by the official zoning map of the City of Farmersville, and

WHEREAS, the Planning Commission previously approved Site Plan Review 2019-02 for development of the site with a 108-unit multi-family residential development; the proposed parcels will correspond with the two phases of the development, and

WHEREAS, the proposed parcel map complies with the Farmersville General Plan, Zoning Ordinance and the Farmersville Subdivision Ordinance, and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this project and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is consistent with the Farmersville General Plan, Land Use Element and zoning designations.
2. The Parcel Map is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Parcel Map 2022-01, as shown in Exhibit 1 (attached) and on file with the City of Farmersville, is approved subject to the following conditions:

1. The applicant shall record a cross-access easement allowing the legal crossing of the common boundaries of the proposed parcels.
2. The map shall comply with requirements of the City Engineer prior to recordation of the final map.
3. In addition to conditions of approval for this parcel map, development of the site shall comply with the conditions of approval of Site Plan Review 2019-02.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 16th day of February, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

